

**CITY OF ISSAQUAH  
DEVELOPMENT SERVICES DEPARTMENT**

**Notice of Decision**

**TO:** Alan Erickson  
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**SUBJECT:** Croston Lane Lot Line Adjustment

**APPLICATION No.** Lot Line Adjustment: LLA14-00003

**REFERENCE APPLICATION:** Short Plat: SP14-00003

**DATE OF DECISION:** November 21, 2014

**REQUEST:** Application for a Lot Line Adjustment to adjust property lines between three (3) existing lots, identified as Lots "A" and "B" and "C". The lot line adjustment will adjust the property lines in preparation of a short plat that will further subdivide Lot B (the middle lot) into 3 lots plus 2 tracts.

**LOCATION:** The properties are located at approximately 515 SE Croston Lane, on the south side of SE Croston Lane.

See location on Vicinity Map, Exhibit 2.

**KC PARCEL No's:  
AND ZONING:** Lot "A": Parcel 342406-9016 "Single Family Small Lot" (SF-SL)  
Lot "B": Parcel 342406-9017 "Single Family Small Lot" (SF-SL)  
Lot "C": Parcel 342406-9126 "Community Facilities Open Space" (CF-OS)

**SUBAREA:** The 3 lots are located within the "Olde Town" subarea designated by the Issaquah Comprehensive Plan.

**DECISION MADE:** On November 21, 2014, the Development Services Department conditionally approved the Lot Line Adjustment for application No.

PLN14-00003, Exhibits 1 through 7. Approval of this application is based on the submittal of July 10, 2014 and updated Lot Line Adjustment drawings received on November 18, 2014, and the approval is subject to all of the following conditions:

1. Following expiration of the appeal period of the Notice of Decision, the final mylar drawings of the lot line adjustment shall be provided to the Development Services Department for signature. The mylar shall be signed and notarized by the property owner prior to submitting to the City.
2. The lot line adjustment file number shall be placed on both mylar sheets. That file number is: LLA14-00003.
3. As required by IMC 18.13.430-C, the applicant shall provide a current Title Report identifying all persons and entities having any interest in the real property which is the subject of the proposed lot line alteration. The Title Report shall be provided to the Development Services Department prior to recording of the Lot Line Adjustment.
4. The Lot Line Adjustment mylar shall be recorded with the King County Department of Records and Elections with all necessary signatures on the drawing.
5. 3 copies of the recorded Lot Line Adjustment drawings shall be provided to the City of Issaquah Development Services Department within ten (10) days of recording with King County.
6. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.
7. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Engineering Department.

#### **REASONS FOR DECISION:**

The Development Services Department has determined that:

1. The Lot Line Adjustment is reviewed administratively by a Level 1 Review according to the Level of Review chart with table 18.04.100-1 and by the threshold cited by IMC 18.04.360-G of the Issaquah Municipal Code.
2. The Land Use Code authorized the Development Services Department to approve Lot Line Adjustments when the criteria in IMC 18.13.430 are met: (Staff discussion of criteria in below sections)
  - A. *Compliance with all requirements of the zoning code for the zoning district, in which the property is located as identified on the zoning map, such as lot size and required yards; and*
  - B. *All lots shall be adjacent to, or have a legally created means of access to, a City street; and*
  - C. *The applicant shall provide a current title report identifying all persons and entities having any interest in the real property which is the subject of the proposed lot line alteration. The approval of the proposed lot line adjustment by signature of the*

*persons or entities having an interest in the real property shall be provided as required by the Planning Director/Manager.*

3. No new lots are created by this Lot Line Adjustment. The adjustment is between 3 existing lots identified on the Lot Line Adjustment drawing as "Lot A" and "Lot B" and Lot "C". The Lot Line Adjustment is decreasing the size of Lot A which currently is developed with a single family dwelling and decreases the size of Lot C which is vacant and increases the size of Lot "B" which will be further subdivided by Short Plat No. SP14-00003. Future Lot B will contain 4 lots and contain 2 tracts.
4. The existing 2 northern lots are zoned SF-SL (Single Family Small Lot). The southern lot is currently zoned "CF-OS" (Community Facilities Open Space). The lots as reconfigured with the lot line adjustment will temporarily create split zoning on them. The existing southern lot that is 60' x 350' (21,000 sq. ft.) is planned to be rezoned by the City to SF-SL in the year 2015. The lots by the Lot Line Adjustment as well as the future lots created with the follow-up Short Plat (SP14-00003) will leave all of the lots zoned SF-SL by the City's rezoning.
5. The minimum lot size in the SF-SL zone is 6,000 square feet. The lots) will contain the minimum square footage required of the SF-SL zone.
6. The Lot Line Adjustment will leave the 3 lots with the following square footages and acreage:
  - Original Lot A= 17,859 square feet. (0.41acre) King County Records
  - Revised Lot A = 6,656.11 square feet. (0.15 acre) Closure calculations
  - Original Lot B = 23,958 square feet. (0.55 acre) King County Records
  - Revised Lot B = 46,984.81 square feet. (1.08 acre) Closure calculations
  - Original Lot C = 21,000 square feet - approx. (0.48 acre) King County Records
  - Revised Lot C = 9,080.14 square feet. (0.21 acre) Closure calculations

Total lots 1 & 2 & 3: 62,721.06 square feet (1.44 acres) Closure calculations

7. Lot A (western most lot) is currently developed with a single family house. The lot line adjustment does not change the setbacks to the front yard (north) or side yard (west) with the existing house on the lot. The Lot Line Adjustment does alter the setbacks to the rear yard setback (south) and the eastern side yard. The new east side setback will be 18 feet (6 feet required) and the new rear yard setback will be 39 feet (20 feet required). The impervious surface coverage of Lot A will be 25.9% (1,725 sq. ft.) and a maximum of 50% is allowed. The lot line adjustment does not change the non-conforming building setback to the west yard.
8. Closure calculations for the Lot Line Adjustment were provided and are entered as Exhibit 4. The drawings and existing and proposed legal descriptions for the 3 lots are entered as Exhibit 7 (sheet 1 of 2, updated survey drawing).
9. Chapter IMC 18.13.430 of the subdivision code states the following requirement for Lot Line Adjustments: *"The applicant shall provide a current title report identifying all persons*

*and entities having any interest in the real property which is the subject of the proposed lot line alteration. The approval of the proposed lot line adjustment by signature of the persons or entities having an interest in the real property shall be provided as required by the Planning Director/Manager.” This has been placed as a condition prior to recording of the Lot Line Adjustment.*

10. Ingress/egress access for the 3 lots will all be provided along SE Croston Lane. With the short plat that will follow after the Lot Line Adjustment is processed, dedication of land will be required for additional street frontage improvements that will be required to Croston Lane. Those street improvements are not required with the Lot Line Adjustment. The existing southern lot that is currently zoned CF-OS currently does not have street access and is land locked. The Lot line Adjustment will allow all 3 lots to have street frontage along Croston Lane.
11. The Lot Line Adjustment was determined to be SEPA exempt as it is a minor land use decision according to WAC 197-11-800(6). An Environmental Checklist for the Lot Line Adjustment was not required.
12. The application shifts property lines. It does not create any additional lots, development or traffic. The project meets the requirements of the Transportation Concurrency Ordinance #2184 by not creating any additional trips. A Certificate of Transportation Concurrency was not required.
13. The application was routed to other City departments for review and comments. Those comments are incorporated in this Notice of Decision.

  
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Jerry Lind, Senior Planner

  
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Date Signed

#### **EXHIBIT LIST:**

1. Application, PLN14-00003, received 7-10-2014
2. Vicinity Map, received 7-10-2014
3. Affidavit of ownership/agent authority (2 pages), received 7-10-2014
4. Closure calculations (2 pages), received 7-10-2014
5. King County Assessor Map (NW quarter of 34-24-06)
6. Lot Line Adjustment drawings, (2 sheets), received 7-10-2014
7. Revised Lot Line Adjustment drawings (2 sheets), received 11-18-2014